



CITIZEN ACADEMY

OFFICE OF HOUSING



Julia Santure, Housing Analyst

April 2021

Office of Housing



16-member strong



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance); eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

Alexandria Redevelopment and Housing Authority (ARHA)



Owens and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS

Administers Housing Choice (Section 8) Voucher program to provide greater access to housing on the private market

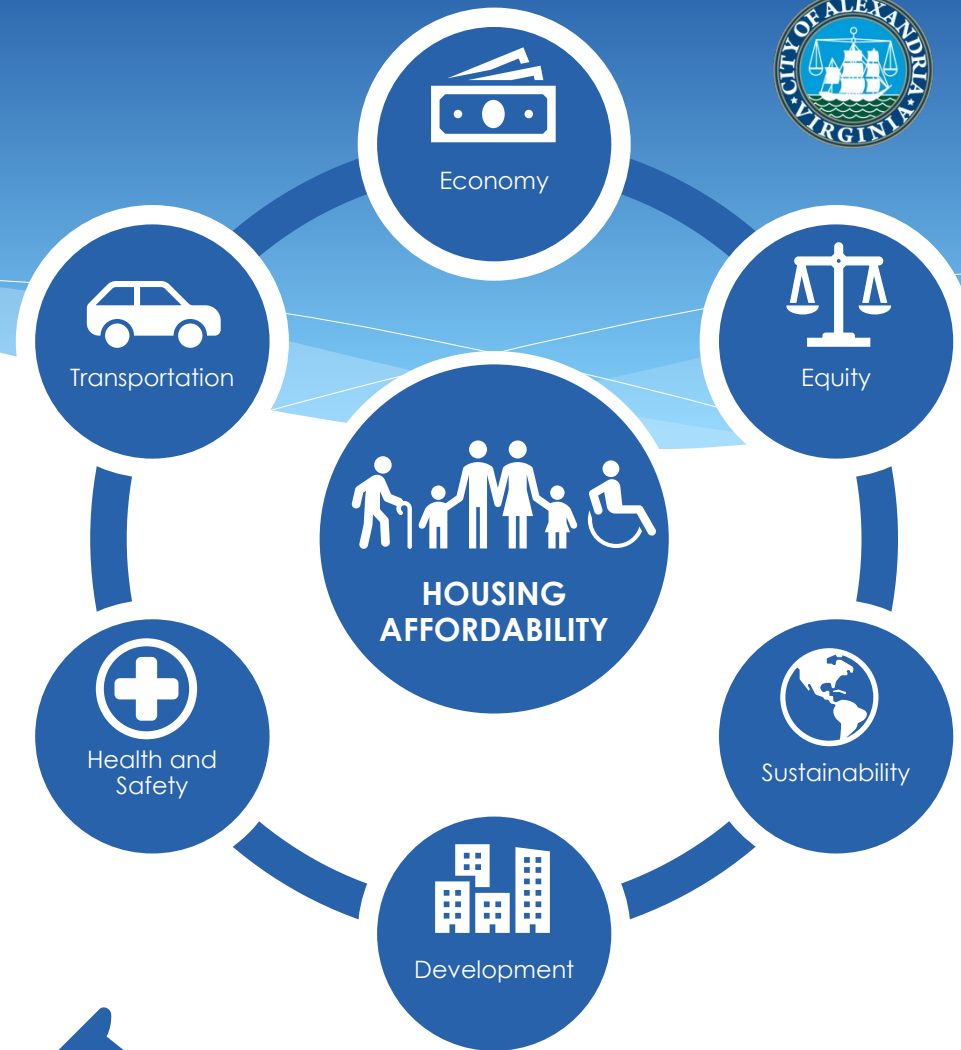


ARHA Board of Commissioners appointed by City Council

2013 Housing Master Plan



- Housing options at all incomes, life stages, and abilities
 - ✓ Energy efficient
 - ✓ Healthy and safe
 - ✓ Accessible
- Citywide distribution of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods of opportunity with strong access to transit, jobs, and services



HOUSING MASTER PLAN GOAL:
Create new affordability in 2,000 units by 2025

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Hourly Wages:

Fast Food Worker: \$12.65
Housekeeper: \$14.13
City Lifeguard: \$15.15
City Temporary Recreation Leader II: \$15.71
Costco Hourly Employee (starting): \$16.00
Bank Teller: \$17.22
ACPS Building Engineer I: \$17.42 (Grade 14)
Pharmacy Technician: \$18.35
ACPS Bus Driver: \$19.34 (Grade 3)
Solar Photovoltaic Installers: \$20.23
Travel Agent: \$21.18
ACPS School Nutrition Manager III: \$21.43 (Grade 21)
ACPS Teacher w/Bachelor's Degree (Step 1, 219-day contract): \$26.66
City Urban Planner II (starting): \$27.32
Interior Designer: \$28.04
Heating and Air Mechanics and Installers: \$29.54
City Senior Therapist (starting): \$30.12
ACPS Teacher w/Master's Degree (Step 1, 219-day contract): \$30.43
Electrical Power-Line Installers and Repairers: \$34.44
Graphic Designers: \$35.41
City Fleet Services Division Chief (starting): \$36.61
Dental Hygienist: \$44.99
Civil Engineer: \$45.75
Construction Manager: \$50.92

\$36.88/hr

(~\$76,710/yr)

Approximate hourly wage needed in 2020 to rent an average 1-bedroom apartment in the City (rent assumed to equal 30% of gross income)

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WHY IS AFFORDABLE HOUSING IMPORTANT?





HOUSING OPPORTUNITY

MARKET AFFORDABLE

non-subsidized units affordable due to their age, amenities, condition, and/or location

COMMITTED AFFORDABLE

units receiving assistance (local and/or federal) or made affordable through developer contributions

AFFORDABLE CONDOMINIUMS

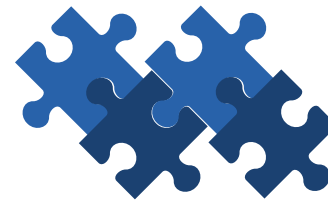
units assessed up to \$249,000

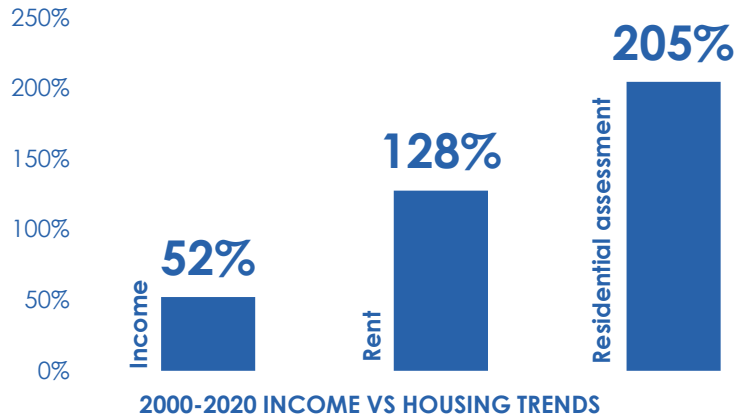
Rental and for-sale set-aside units secured through development process, including through bonus density and height

Publicly assisted housing units (public housing, nonprofit housing projects, HUD-funded affordable units in privately-owned properties)



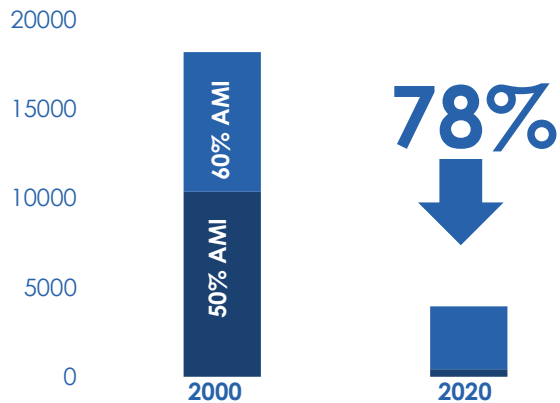
DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...





 Growing gap in income vs housing costs

 Declining federal housing funding



Loss of ~**14,300** market-affordable units (2000-2020)

 Demographic changes

 **15%** GROWTH IN ACCOMMODATION AND FOOD SERVICES JOBS

 **15%** GROWTH IN CONSTRUCTION JOBS

 **27%** GROWTH IN HEALTH CARE AND SOCIAL ASSISTANCE JOBS



Projected local job growth in lower-wage sectors (2014-2024)

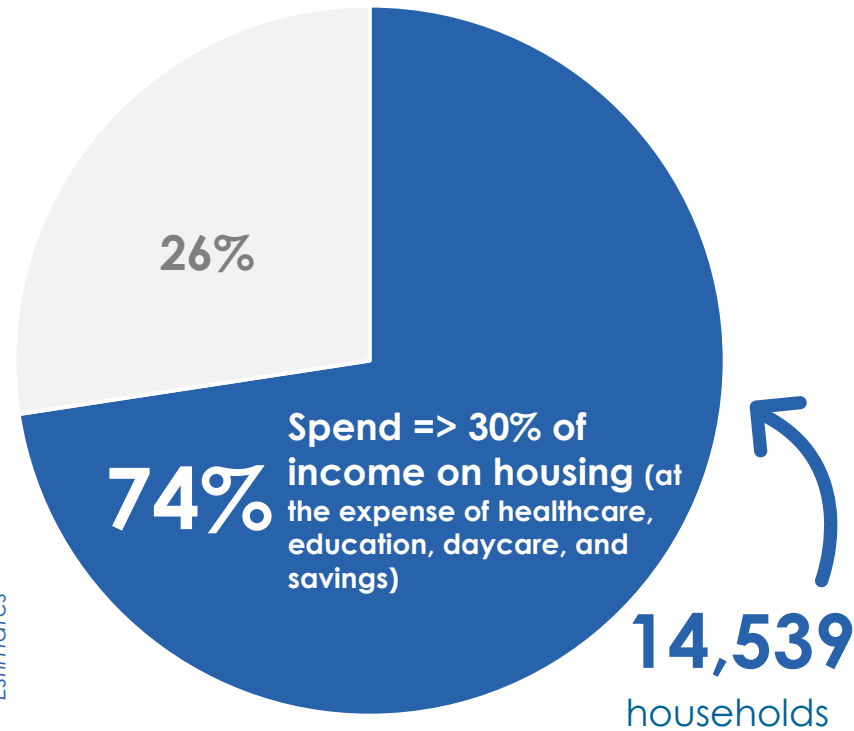
Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Industry and Occupational Projections, 2014-2024.

MOST LOW- TO MODERATE-INCOME ALEXANDRIANS

(w/incomes up to \$75,000)

SPEND TOO MUCH ON HOUSING

Source: 2015-2019 American Community Survey 5-Year Estimates



MOST ALEXANDRIA WORKERS COMMUTE INTO THE CITY

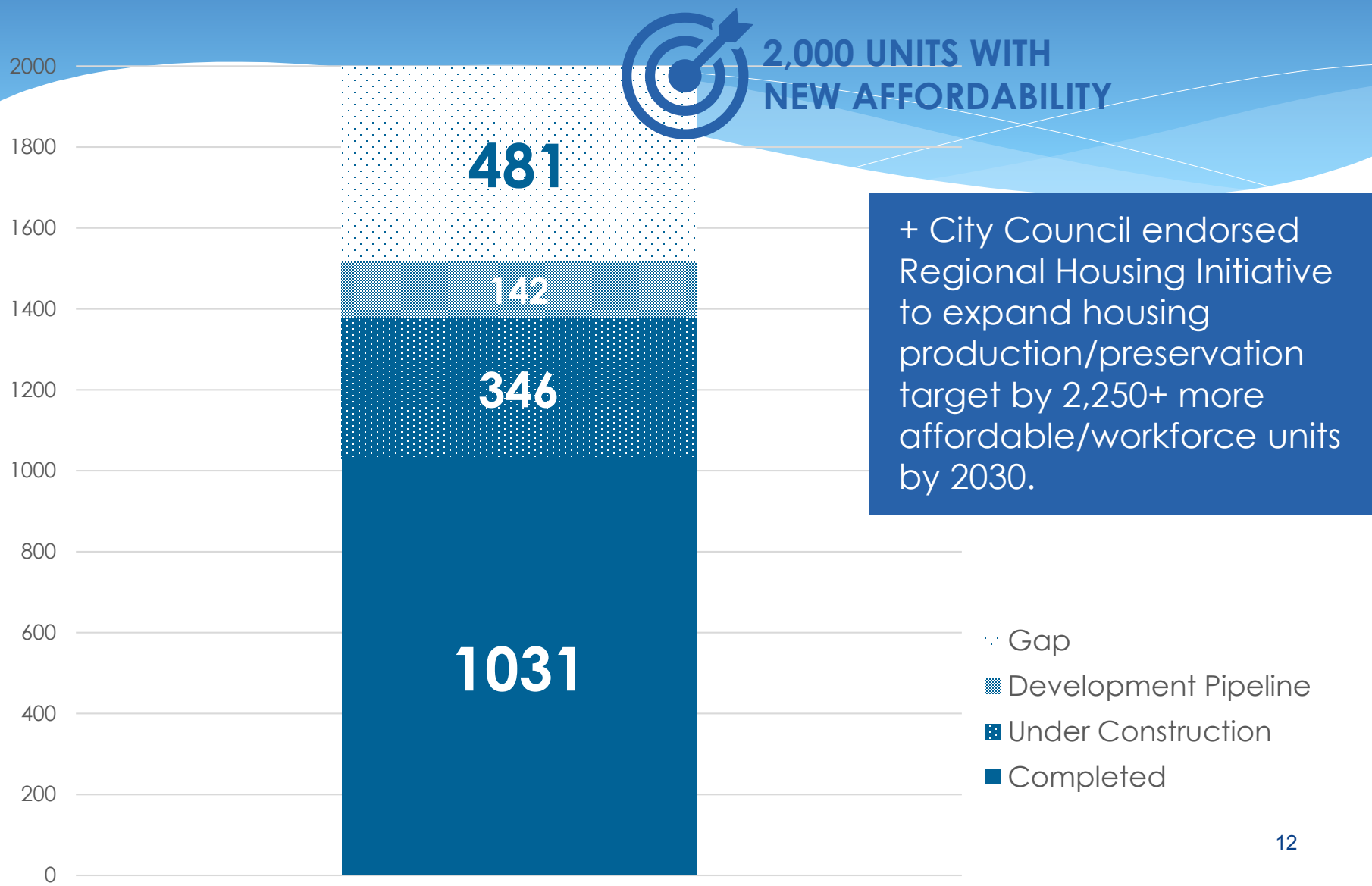
72% of Alexandrian's workforce lives outside the City

Source: 2015-2019 American Community Survey Estimates—Commuting Characteristics by Sex



Housing Master Plan Progress

January 2014-December 2020





ZONING + FINANCING

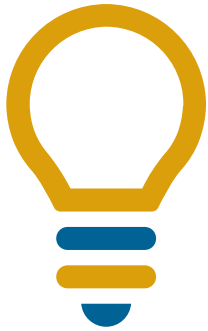
TOOL #1: BONUS DENSITY +
HEIGHT; RMF ZONE

TOOL #2: DEVELOPER
CONTRIBUTIONS TO HOUSING TRUST
FUND + REVENUE FROM MEALS TAX
INCREASE + HOME/CDBG



PARTNERSHIPS

HOW AFFORDABLE HOMES
GET BUILT, PRESERVED, AND
ENHANCED



INNOVATION

TODAY'S
CHALLENGE!

\$40k

2013

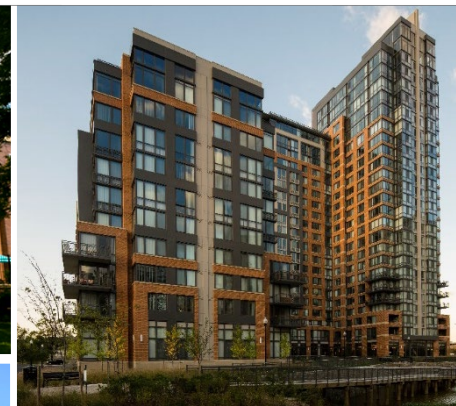
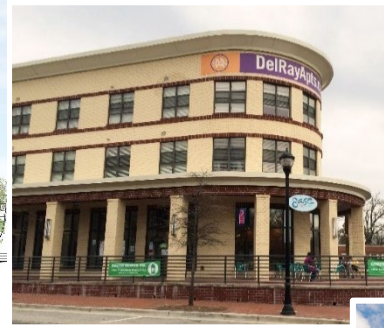
\$80-\$95k

2019

CITY INVESTMENT NEEDED TO CONSTRUCT
ONE NEW AFFORDABLE UNIT

MANY PROJECT TYPES:

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- MIXED-USE WITH COMPLEMENTARY OR COMMERCIAL USE
- PARTNERSHIP WITH RELIGIOUS INSTITUTION
- SENIOR HOUSING
- MIXED-INCOME
- JOINT VENTURE WITH PRIVATE SECTOR



Challenges



1. Cost of achieving deeper levels of affordability (30-40% AMI)
2. Land availability and costs
3. Preservation of assisted properties and expiration of affordability

Opportunities



1. Housing policy studies/initiatives
 - a. Zoning for Housing
 - b. ALL Alexandria - Achieving Racial and Social Equity
2. Robust development pipeline
 1. Meals tax revenue as dedicated source of funding
 2. Elevated connection between housing and economic development (HQ2) attracts new financial resources and regional approach to housing issues
3. Small area planning and implementation
4. Affordable homeownership/missing middle—two new projects to provide affordable ownership options are being explored

Contact Us!

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703-746-4990

alexandriava.gov/Housing

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703-746-3083 (Virginia Patton, Relocation Housing Program Manager)*
703-746-3079 (Irma Garcia, Housing Relocation Specialist)*

*Se habla Español



Resources



- COVID-19 Housing Resources: alexandriava.gov/114737
- Housing Publications: alexandriava.gov/74632
- Renter Resources: alexandriava.gov/74591
- Homeowner Resources: alexandriava.gov/97057
- Homebuyer Resources: alexandriava.gov/74590



Reference Slides



Affordability Defined

2020 Area Median Income	1-Person Household	4-Person Household	
20% AMI and below	Up to \$17,640	Up to \$25,200	COMMITTED AFFORDABLE RENTALS
30% AMI	\$26,500	\$37,800	
40% AMI	\$35,280	\$50,400	
50% AMI	\$44,100	\$63,000	
60% AMI	\$52,920	\$75,600	COMMITTED AFFORDABLE HOMEOWNERSHIP
80% AMI	\$70,560	\$100,800	
100% AMI	\$88,200	\$126,000	

Sources: 2020 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area; FY 2020 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI

The Partnership to Prevent & End Homelessness



**The Partnership to Prevent and End Homelessness
in the City of Alexandria**

- Community-wide planning to end homelessness
- Funding to rapidly rehouse individuals and families
- Promotes access to resources
- Optimizes self-sufficiency
- Monitors community performance